



Zoning Staff Report

Date: November 11, 2025

Case Number: ZC-25-164

Council District: 3

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: HFO Waterside, LLC
Applicant: Bennett Partners

Site Location: West of Watercourse Drive & NW Arborlawn Drive (Trinity River Levee)
Acreage: 5.08 ac

Request

Proposed Use: 2-story office building

Request:

From: "PD999E" Zone 5 – "PD/MU-2" excluding massage parlors, tattoo parlors, auto uses, blood banks, golf driving ranges, outdoor amusement (large), boat rental or sales (primary use), gunsmiths, RV sales/services, food processing (no slaughtering-grocery, specialty store and restaurant excluded), manufacture of artificial flowers, ornaments, awnings, tents, bags, boats under 28' aluminum, brass or other metals or form of rubber, welding shop, game room as a primary use, and retail smoke shop; site plan approved.

To: "PD/E" Planned Development for all uses in Neighborhood Commercial, excluding certain uses attached as Exhibit "A" with development standard for fencing in front yard setback; site plan included.

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Map Consistency: Requested change **is consistent.**

Comprehensive Plan Policy Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

This 5-acre property in the TCU/Westcliff Planning Sector is located within the Waterside development at Bryant Irvin Road and Arborlawn Drive. Waterside is a mixed-use development along the east bank of the Trinity River with restaurants, retail, townhomes and multifamily uses. New townhomes are in the early phases of construction near the site. The subject site is vacant and provides informal parking for users of the Trinity Trails system. The property sits along the river levee and is adjacent to the river channel and trail. The owner proposes constructing a two-story office building with integrated parking garage on the site.

The site, loosely resembling a triangle, is irregularly shaped and sits between Watercourse Drive and the Trinity River. Another irregular aspect of the site is that it does not border any adjacent properties. The site is bordered by the Trinity River on the west and the street on the east. An aerial image below shows the property outlined in red along with surrounding Waterside development along the river.



The subject property appears to have been used for informal/overflow parking with a gravel surface for some time, although the entrance to the site was roped off when staff visited the site. Several site photos below provide context of the site's disposition and surroundings.



The site is part of the 63-acre Waterside Development zoned “PD999” with 5 separate zones designated for “G” Intensive Commercial and “MU-2” High Intensity Mixed-Use land uses with certain uses excluded. The subject property is designated as “MU-2”. While office uses are allowed in “MU-2”, the applicant has requested a zoning change to “PD/E” excluding certain uses and provided the following project description:

“The project consists of an approximately 23,000 SQ FT two-story private office building located at the intersection of Watercourse Dr and Arborlawn Dr in the Waterside district. The building will primarily house office space; supporting uses will include conference rooms, a kitchen, covered and uncovered terraces, and an open parking garage for fourteen spaces and eight spaces for visitors. The site has numerous utility easements and a 100' Corps of Engineers building restriction easement along the site's Trinity River frontage. These easements restrict the buildable space to a small triangular portion of the property as indicated on the attached exhibits.

These site constraints make it difficult to comply with MU-2's setbacks and parking requirements. Additionally, MU-2's 40% ground level fenestration requirement is intended for retail/restaurant uses which are not feasible in this location and is not appropriate for use as a private office building.

A prime consideration in requesting PD-E zoning was in recognition of previous zoning cases in the area where building height was a concern expressed by some of the neighbors in the area. Our requested zoning category would revise the allowed height from a maximum of 120' to 45', eliminating this concern. Further, the PD-E zoning would allow us to limit some of the uses for E zoning that could be deemed to be objectionable adjacent to the river and the trail system, as reflected in the attached exhibit of allowable uses.

As part of our outreach process, we have reached out to adjacent stakeholders including Greystar, Raymond Management Group, and CERA with no voiced opposition. Paxton Motheral with Edwards Ranch/Clearfork only asked that we eliminate some of the allowable uses which we have done. We have also conferred with District 3 Council Member Michael Crain who voiced support for the project.

While there is no recorded access easement to reach the Trinity River Trails our client recognizes the importance of this connection to the area. During the platting process we will work with TRWD to dedicate a trail access easement at the northern end of our property.

We believe that PD-E is an appropriate zoning for this unique site and the intended use.”

The applicant provided the following project images and graphics of the site and proposed project.





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Rendering
HFO WATERSIDE

ARCHITECTURE
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Rendering
HFO WATERSIDE

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Rendering
 HFO WATERSIDE

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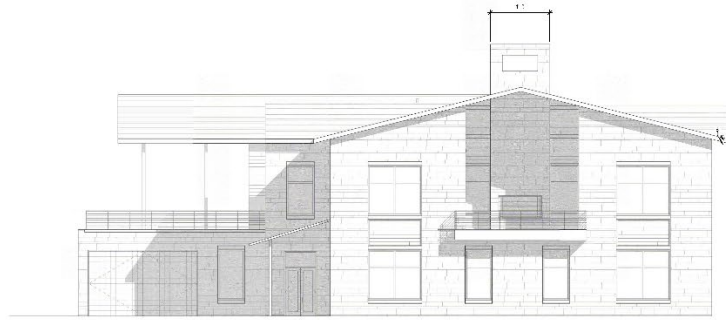
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Rendering
 HFO WATERSIDE

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1 WEST ELEV



2 EAST ELEV



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24144.01

0' 8' 16'

Elevations HFO WATERSIDE

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1 SOUTH ELEV



2 NORTH ELEV



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24144.01

0' 8' 16'

Elevations HFO WATERSIDE

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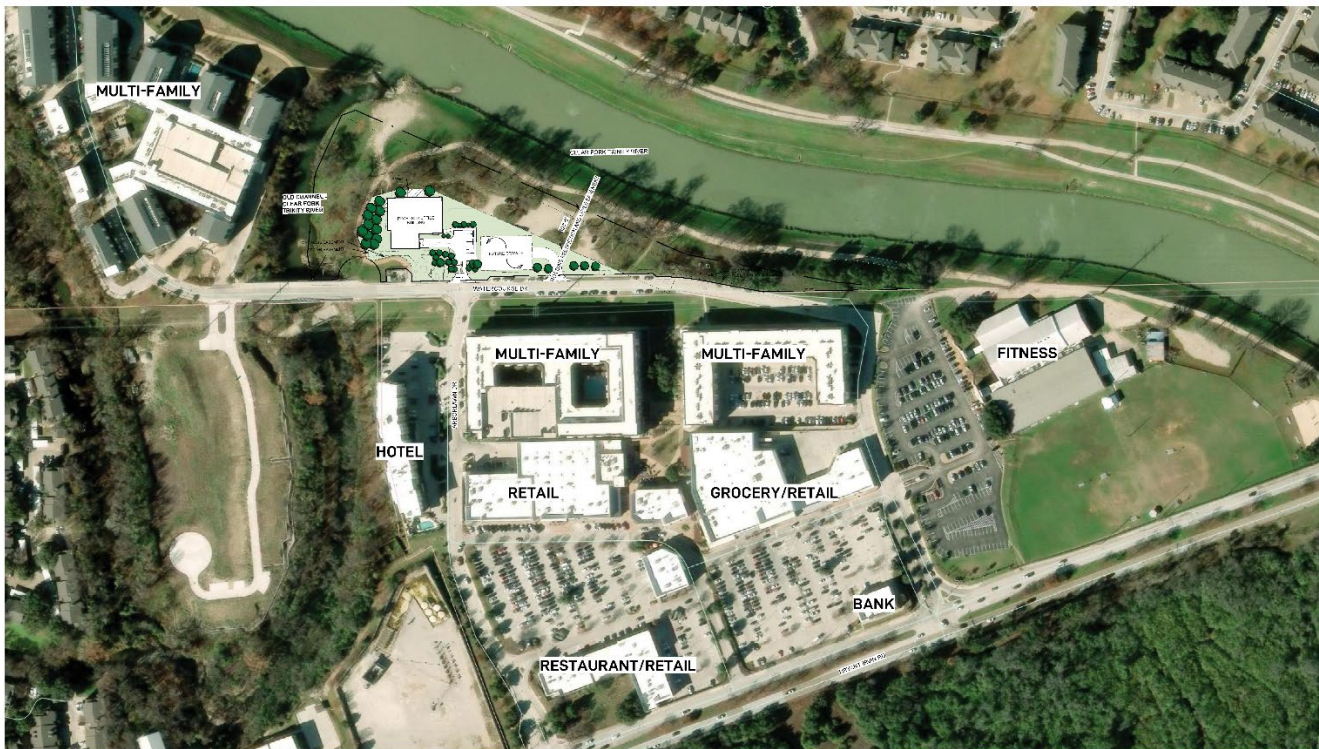


Aerial

HFO WATERSIDE

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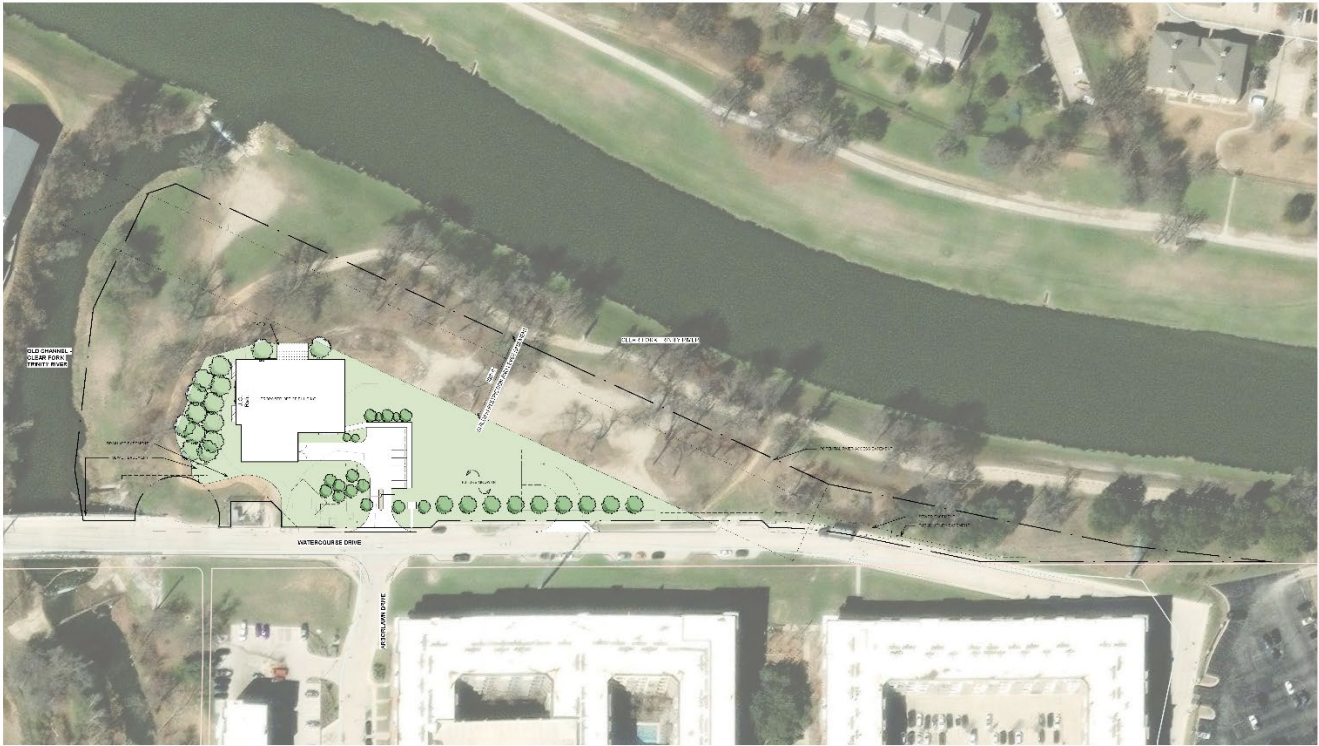


Surrounding Conetext

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ARC ARCHITECTURE
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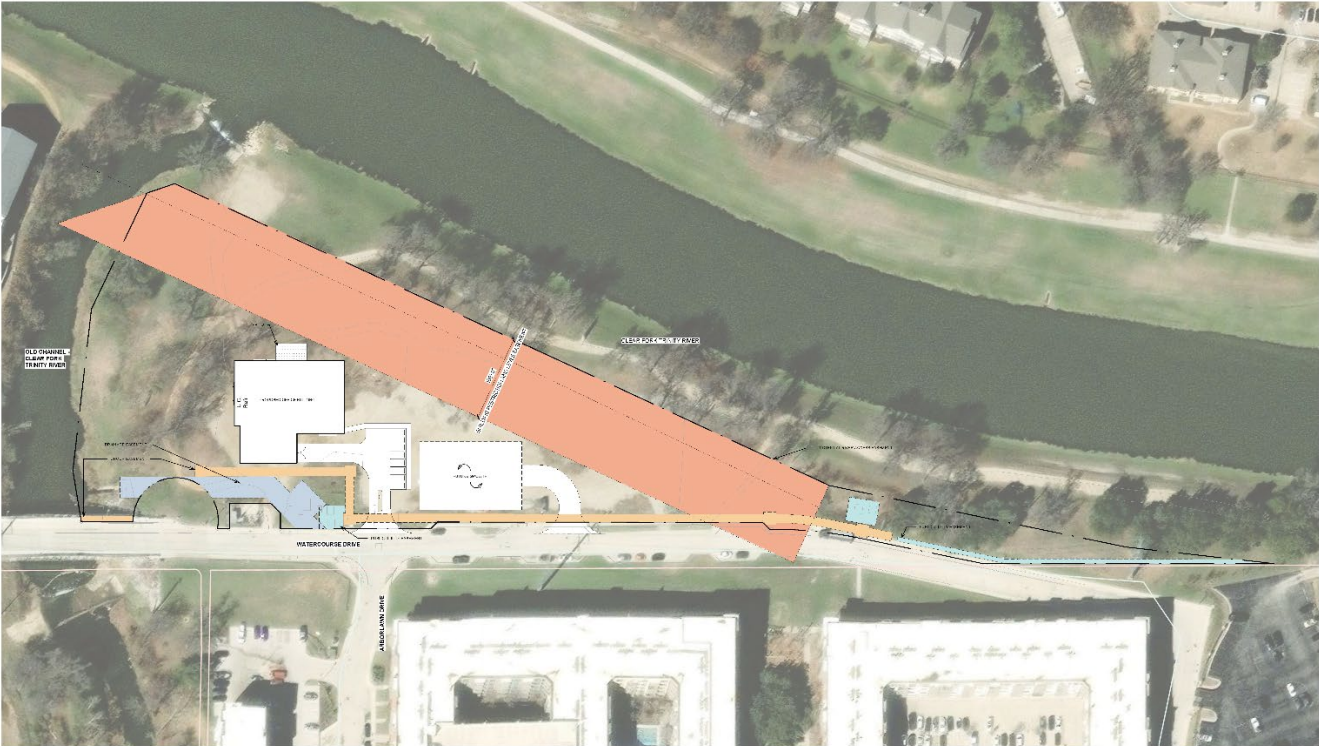
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Proposed Site Plan HFO WATERSIDE

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Easements HFO WATERSIDE

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Existing development near the site is shown in the staff photos below.



Staff photo taken from the south end of the site looking north along Watercourse Dr. shows the adjacent multifamily development



Staff photo taken from the south end of the site east toward the hotel directly across Watercourse Dr. from the site

Surrounding Zoning and Land Uses

North: “O-M” Office Midrise (inactive district); river channel, trails, and open space use

East: “PD999A” district; multifamily residential and hotel use

South: “PD999” district; multifamily residential and river/open space use

West: “O-M” Office Midrise (inactive district); river channel, trails, and open space use

Recent Zoning History

- ZC-13-143 From: “A-5, “O-M”, “C”, “E”, “G”; To: “PD/G” & “PD/MU-2” excluding certain uses
- ZC-18-038 To: Amend PD999A to add hotel as permitted use, site plan included

Development Impact Analysis

Land Use Compatibility

The Waterside development was developed as a mixed-use development and contains a wide variety of uses. Multifamily structures and a hotel are the closest adjacent uses. Commercial uses such as Whole Foods, REI, and other restaurants and retail stores are located within the development closer to the Bryant Irvin Rd. frontage. While the proposed commercial office use on this site by itself would be compatible with adjacent and surrounding land uses, the departure from the “MU-2” emphasis on the public spaces and streets surrounding sites is important to consider.

The proposed 6-foot black wrought iron perimeter fencing that would surround the property conflicts with the surrounding “MU-2” zoning district goals of placing emphasis on a visually interesting and inviting streetscape. The requested “PD/E” zoning is **not compatible** with surrounding zoning district regulations.

Comprehensive Plan Consistency – TCU/Westcliff Planning Sector

The 2023 Comprehensive Plan Future Land Use Map designates this property as Mixed-Use. Appropriate zoning districts for mixed-use areas are “UR”, “MU-1/MU-2”, Form-Based Codes and All Commercial districts.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

The requested zoning change for the property is a Planned Development with a base zoning of “E” Neighborhood Commercial, which is **consistent** with the Future Land Use Map. Of note, the proposed office use in the request is allowed by right under the current “PD/MU-2”. The proposed project does not meet several of the “MU-2” development standards. Notable deviations to “MU” development standards include an increased front yard setback (typically 0’ min./20’ max. in “MU” districts) and the proposed perimeter fence and as shown

on the site plan. Front yard fences are not allowed in commercial districts, and the request includes a proposal that would position a 6-ft wrought iron fence along the property street frontage. Staff does not support the proposed front yard fencing.

The site is encumbered by significant utility easements along the street frontage as shown in the diagram below. Additionally, the site has a 100-foot levee easement and building setback at the rear of the property along the river. Front yard setbacks are ordinarily minimized in mixed-use zoning districts to encourage an increased physical definition of the street space. The existing easements, and the utility facilities contained within those easements, make an increased front building setback a prudent site design decision in this case. Staff supports the proposed setback as shown on the site plan.

When looking holistically at the zoning request, the proposed zoning change and Site Plan are **not consistent** with the following policies of the Comprehensive Plan:

- Encourage compatible development along the Chisholm Trail Parkway corridor between the Trinity River and Arborlawn Drive.
- Encourage recreational development along the Trinity River corridor.
- Require site design focused on improving the human experience.



Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **September 26, 2025**.

Posted Notice

A sign was erected on the property on **September 28, 2025**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **September 26, 2025**:

Organizations Notified	
Riverhills HOA *	Ridglea Area Neighborhood Alliance
Retreat at River Park Place HOA	Ridglea Hills NA
Trinity Habitat for Humanity.	Ridglea Country Club Estates HA
Streams and Valleys Inc.	River Park HOA
River Bend Villas HOA	Keep Lake Como Beautiful
Riverwood HOA	Tarrant Regional Water District
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*



ZC-25-164 Exhibit 'A' – Excluded Uses

The following uses, permitted by right in the “E” Neighborhood Commercial district, shall be excluded from the proposed “PD/E”:

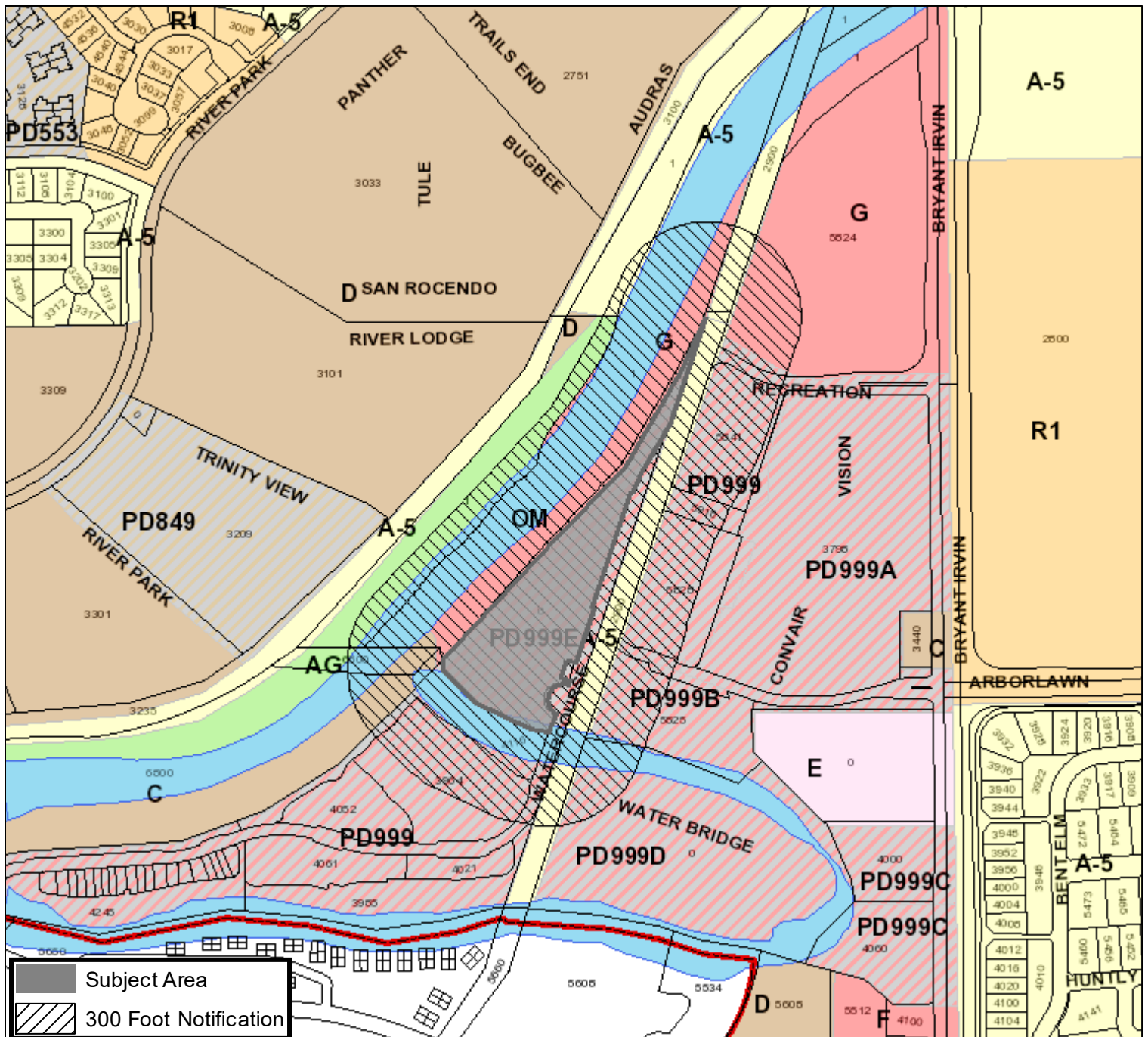
Boarding Home Facility
School, elementary or secondary (public or private)
Government office facility
Ambulance Dispatch Station
Assisted Living Facility
Hospital
Country Club (private)
Golf Course
Stealth Telecommunications Towers
Telecommunications Antenna
Telecommunications Tower
Drive-in Restaurant or Business
Swimming Pool, Commercial
Theater, Drive-in
Bed & Breakfast Inn
Short-term Home Rental
Convenience Store
Gasoline Sales
Laundry or Dry-Cleaning Collection Office
Laundry, Dry-Cleaning or Washateria
Liquor or Package Store
Car Wash, Self-service, Automated Service, Full Service



ZC-25-164

Area Zoning Map

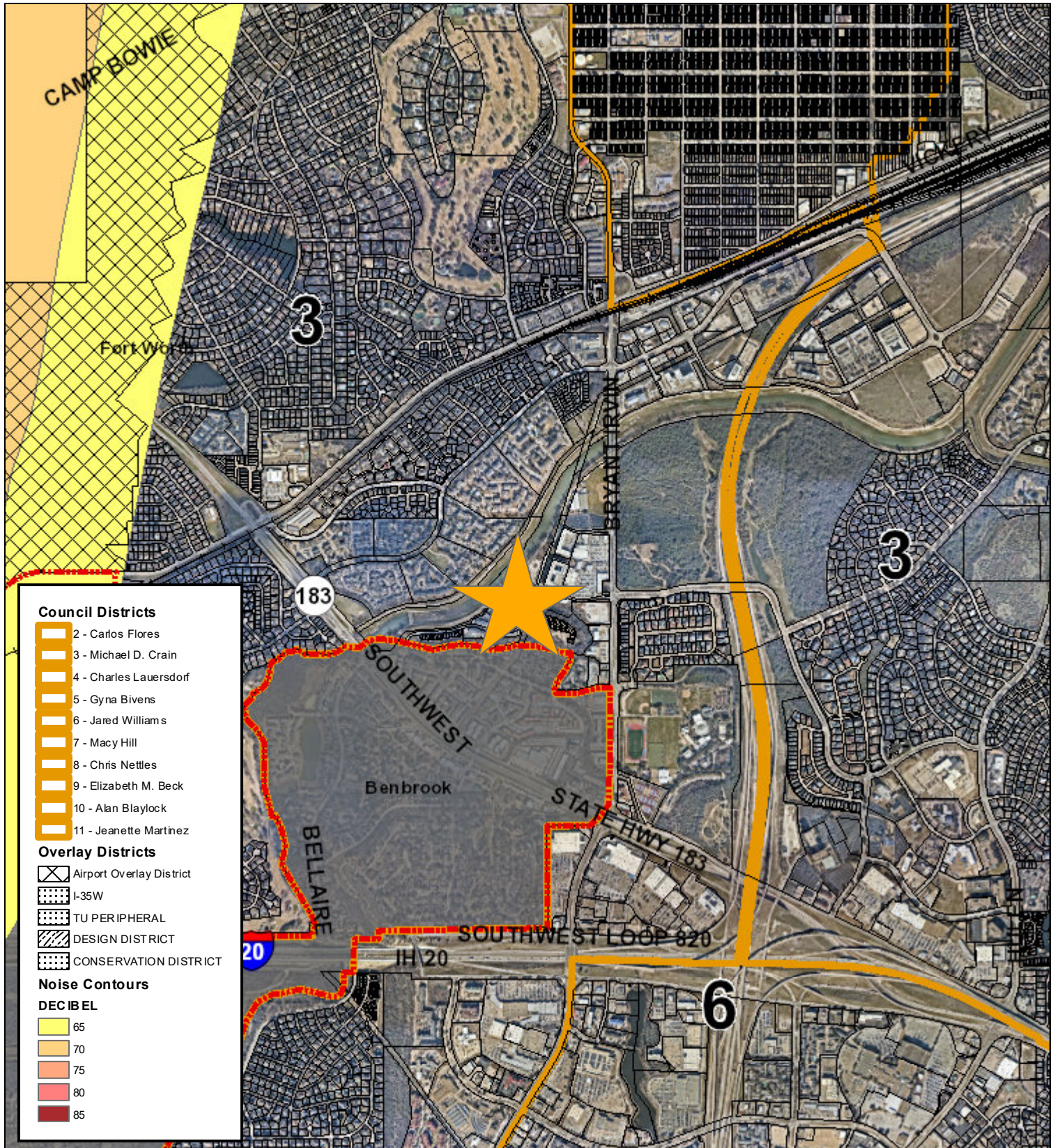
Applicant: HFO Waterside LLC/Bennett Partners
Address: 3700 - 3900 blocks Watercourse Drive
Zoning From: PD 999E for certain G uses plus brewpub
Zoning To: PD for E uses
Acres: 5.078
Mapsc: Text
Sector/District: TCU/Westcliff
Commission Date: 10/8/2025
Contact: 817-392-8043



0 230 460 920 Feet

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Area Map

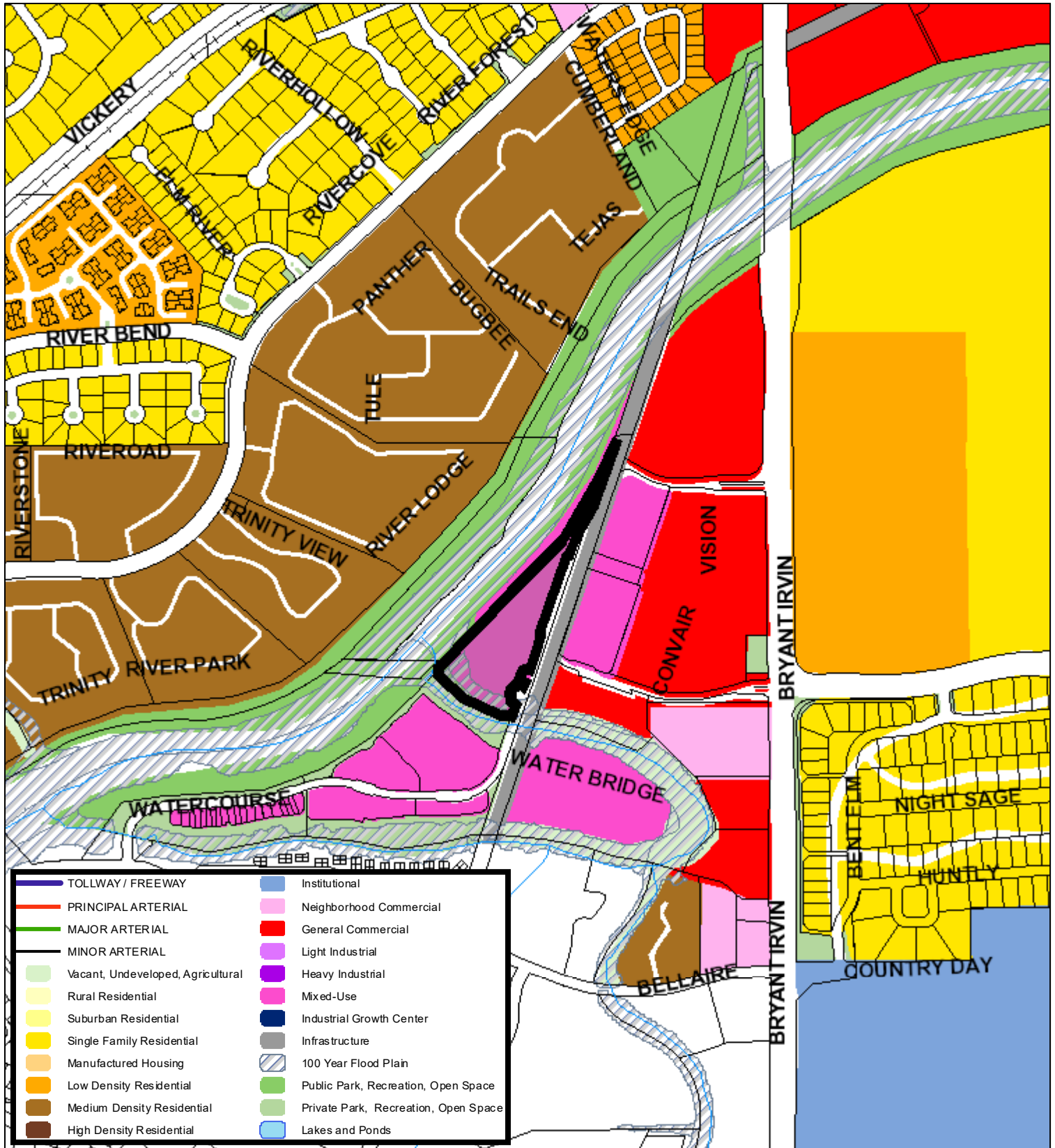


0 1,000 2,000 4,000 Feet



ZC-25-164

Future Land Use



630 315 0 630 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



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Aerial Photo Map

